

# CPAC Newsletter

## In Service to the Planning Movement: An Announcement

Since the last issue of *Layout for Living* appeared, the Community Planning Association of Canada has passed a fourth birthday. Our Association was formed in the certainty that Canada's physical development would be greatly accelerated after 1945; that development and CPAC's growth have been closely parallel . . .

In the nation, miracles were achieved in the sheer numerical expansion of our stock of houses, factories, schools, highways, and glass-fronted shops. This outpouring of constructive energy was greatest in the outskirts of our larger cities. These areas are now seen to be devoid of that order, efficiency and grace which such heroic efforts — if more carefully directed — might have produced.

Dismay at the look of this foolhardy new world is by no means confined to CPAC Members. Yet the fact that our Members are distributed in almost exact proportion to official local planning activity, and that such activity is at its height where construction is fastest — in the upper St. Lawrence, Great Lakes and Vancouver areas — may mean that participation both in CPAC and on Planning Boards is a form of protest against what is being done helter-skelter to our cities. Or perhaps the devotion of citizens to appointed Boards and self-created CPAC Branches is rather a declaration of their profound belief that there are better ways to create a community than every-man-for-himself.

It may be that planners have been tackling areas too small, with prestige too slight, resources too scant, and knowledge too sketchy to be effective. If so, we may take encouragement from recent progress in Canada: three planning schools where before there was none; frequent consolidations of adjoining areas for planning study and for local government and development. We may take heart from the Edmonton and Vancouver experiments in the overhaul of planning machinery; from the foundation of the Institute of Professional Town Planners; from the official approval of over fifty statutory plans in the past few years; from the generally growing technical skills and governmental funds for planning.

Good city-building is more feasible, now that more and more of it is taking place at the call of large private and public bodies. The planners are less often required to stand in the path of a multitude of anticipated violations of the community's interests, but more often to advise how the community itself — with the gigantic strokes it is ready to make — can fulfil its own wants. Planning will more rarely encounter the petty creator who doesn't care, but will find henceforth in his stead a responsible agency earnestly wanting to do its best with the land.

Where the new housing legislation is being used only to buy and prepare residential land, there is a need for planning skills at once. How many and what kinds of dwellings are required? How many for rent, how many for sale? Where in town should they be sited? What should be the sizes and shapes of the plots to be laid out for them, (which means what should be the pattern of streets and service lines)? These are questions to be answered locally before any good use can be made of the expanded National Housing Act. These are questions for which answers will be sought from the pool of experience to be found at our *National Conference* in Ottawa this October. (See back cover.)

We must learn better to interpret past errors, and to ally ourselves with all who want to seize the wider opportunities ahead. Your Council has therefore directed a change in our publications. To secure both the free communication of planning news and the searching analysis of planning objectives and methods, a single bulletin no longer will suffice. Beginning now the brief topical notes and notices will appear in separate form as *CPAC Newsletter* and its French counterpart *Nouvelles de l'ACU*. Signed articles and reviews of more closely argued character, in both languages, will be printed in an expanded *Canadian Journal of Planning* under title *Layout for Living* to appear quarterly beginning this autumn. Both series will be sent to all Members in good standing.

We have seen that the Canadian community planning movement is growing up — and this Association and its publications mean likewise to mature, in service to that movement.



# Press Digest

**VANCOUVER**—Six city blocks of city-owned land in the Little Mountain area will be used for an apartment-style project under the federal-provincial housing scheme. The development will offer subsidized rental accommodation and will be restricted to old age pensioners and others with comparable substandard incomes.

Professor H. P. Oberlander of the University of British Columbia has been appointed consultant to the Lower Mainland Regional Planning Board (see Layout for Living No. 34). The city of Vancouver has advanced \$5000 to the 1950 "organizing" budget of this Board.

The city of Vancouver is studying the possibility of creating a Civic Planning Department with adequate staff. There is a division of opinion over the question of an independent department or an arrangement leaving the City Engineer in charge. Citizen groups, including the Vancouver Branch of CPAC are recommending an independent department.

Dr. Leonard Marsh of the University of British Columbia has submitted his report on a downtown area of forty blighted blocks after a three year study. He proposes a three-government financing scheme to provide some 2500 dwelling units. The study was made possible with help from the city, University of British Columbia and Central Mortgage and Housing Corporation. No action has been taken as yet on the strength of his recommendations.

The recent visit of CNR President Donald Gordon has focused attention on developments pending in the waterfront area of Vancouver. The decision as to rail or highway connection between West Vancouver and Squamish has not been taken officially but fundamental changes in land use on the Vancouver waterfront are imminent and are likely to have far-reaching effects.

**CALGARY**—J. Ivor Strong, city engineer, told a Kiwanis meeting here that Calgary's master plan would take about two years to complete and would cover the physical, social and economic aspects of the city's life. He stressed the need of considering the metropolitan area as a unit and emphasized the importance of public awareness as a guarantor of good planning. Eric Thrift, a member of the CPAC executive, is the town planning consultant.

**EDMONTON**—As in most Canadian cities, the problems of extending services and administrative machinery to fringe areas plagues this provincial capital. Changes recommended in the Bland—Spence-Sales report, coupled with Town Planner Noel B. Dant's efforts, and resignations from the Town Planning Commission present a lively situation. (See Layout for Living No. 29.) Mr. Dant's burden will be lightened somewhat by appointment of Brahm Wiesman as assistant. Mr. Wiesman received a Master's degree in architecture from McGill University this spring. Professor Spence-Sales on a recent visit to the city asked city council to co-operate as Edmonton entered "the effective stage of its town planning set-up" with passage of the provincial Interim Development Order which is considered a necessary step until a general outline plan can be completed.

The City Council has endorsed plans for a civic centre in the heart of Edmonton. A New York firm submitted a plan running into \$25 millions which offered the city such services as underground parking, public auditorium, museum and art gallery and proposed that two thirds of the area be reserved for landscaping, parks and streets. In return the American group asked for tax privileges and other concessions.

A new federal ordnance depot, originally slated for the Westmount Park area, will likely be built on newly acquired land on Edmonton's northern boundary. The Town Planning Commission and other responsible groups opposed the Park site.

The provincial budget in Alberta will provide financial credit to municipalities, school districts and improvement districts totaling \$15 millions. Legislation will be introduced authorizing the government to spend \$2 millions on a large scale irrigation development—conditioned on a federal-provincial agreement. Authority to spend another \$2 millions on Alberta's share of the Trans-Canada highway will also be sought through legislation.

**WINNIPEG**—The *Tribune* commended the Manitoba government policy for flood rehabilitation when it was understood that financial assistance would be administered by the Joslyn (Provincial) Commission. The flood has been the big news item in the past few weeks. An interim report released by the Federal Commission estimated flood damage at \$26,631,880. Messrs. Shaw and Carswell of that Commission recommended controlled building in future. Their report stated: "It is most significant that heaviest flooding was in general suffered by newest homes" (which were commonly located in low lying areas such as former parklands). "This raises the broad problem of uncontrolled improvident settlement."

In the meantime plans for flood protection of the Red River Valley are being prepared by the International Joint Commission covering the entire river system from its source in the U.S.A. to its mouth at Lake Winnipeg. The problem of flooding in the Red River Valley was referred to the Commission in 1948.

The Manitoba government will spend slightly more protecting its forests from insects and fires and on reforestation than it will receive in revenue from timber royalties. About 82 per cent of the trees in Manitoba woodlands are second growth and must be nursed along; the long range view is being adopted. The success of forest management in Sweden has again been held up as an example.

Winnipeg City Council has asked the provincial government to establish a housing authority to plan, construct and manage a low cost housing project for the city. At the same time it shelved for the time being an \$8 million, 1000 home proposal until a more thorough survey could be made.

The Metropolitan Planning Commission submitted a transit routing report to City Council in April and asked for one-way north-south thoroughfares in central Winnipeg as "one of the most effective yet inexpensive plans for relief of congestion." The Commission also asked for a bridge over the Assiniboine River. A recommendation to replace Osborne street cars with trolley buses has been accepted, and the changeover will cost the Winnipeg Electric Company \$1,000,000.

Winnipeg's record city budget will not alter the 41.5 mill rate but City Council is concerned over probable future outlays; the City has asked the Manitoba government for a Royal Commission to investigate municipal-provincial finances, functions and relationships. Winnipeg, however, may gain some \$400,000 a year in taxes from the C.P.R. if the Manitoba Court of Appeal decision is upheld by the Supreme Court. The decision, to be appealed by the railway company, made C.P.R. liable for (1) business tax on all its property in Winnipeg; (2) realty tax on all property owned in the city outside the 1881 city limits; and (3) to pay both realty and business taxes on the Royal Alexandra Hotel.

**THE PAS**—An engineering party is surveying land northeast and west of the Pas to determine whether reclamation and drainage can add new acres of farmland. This area was the subject of the Horsey Report prior to 1920, when it was estimated that \$3,000,000 would be needed to provide flood security for new farmlands. Demand for new land is responsible for the renewed interest. Approximately 96,000 acres in the area are now believed suitable for agriculture but action will await the engineering report.

**TORONTO**—The report of the Ontario Legislature's Select Committee on Conservation is of particular interest following a growing recognition of the need for regional considerations in planning. The committee found that water supply and control presented serious problems to future development in the province, and asked that subterranean water sources be protected and controlled. It suggested a survey be made to determine the possibility of piping water through an underground grid system from the Great Lakes to inland communities. Following recommendations for agriculture and reforestation, the committee concluded: "The hope is . . . that Ontario will accept a conservation program worthy of the name while there is yet time, and that we may show our intelligence and vision by taking action before, rather than after the event, so that desperate emergency measures of reclamation and rehabilitation will never become necessary in this province."



The Toronto City Planning Board seeks a solution of the downtown parking problem; it has recommended to the works committee, as a first step, a system of municipally owned and operated parking lots, and installation of curb meters.

Subway construction—which continues ahead of schedule—required the removal of Yonge Street's overhanging signs and there is controversy over permitting replacement. City Council decided to order all signs down by December 31st, 1951, unless a future council feels called upon to reconsider the question. . . . The City may renew its efforts to collect business taxes from the Royal York Hotel as a result of decisions in British Columbia and more recently in Manitoba.

The Toronto Housing Authority will continue with no change in membership for the next three years. The City has re-appointed Mayor McCallum, Controller Lampert, W. C. Dies, C. J. Woolsey and Mrs. H. L. Luffman. The Authority directs the Regent Park low-rental housing project into which fifty additional families moved during May.

In the meantime the battle still rages over the merger proposal of the City of Toronto which is up before the Ontario Municipal Board. Problems such as housing, traffic, water sewage, distribution of industry, duplication of essential services and a general lack of over-all planning cry out for solution. The City sees amalgamation as the answer. Strongest obstacle to this is the desire of suburban communities to retain their identity and community spirit. However the extension of services and utilities is made difficult by inadequate finances. If differences are not resolved, a solution may be imposed by the province.

LONDON—The London and Suburban Planning Board is concerned that scattered residential development may encroach on land eminently suitable for industrial use. (See Layout for Living No. 33). The Board considered a program by which the City of London and Westminster Township would be able to safeguard future industrial sites by buying them, possibly jointly. The Board made no recommendations, but consultant Gordon Culham pointed out that the Ontario Planning Act now states that municipalities may purchase land for any of the uses shown on the official plan.

DELHI—This growing community of 2500 people in the tobacco country has completed a public utilities scheme embracing water works, sewage and sewage disposal. Six years of planning went into the development.

ST. THOMAS—The local housing committee here has made a comprehensive housing survey with City Council blessing. The aim was to collect information on present and future needs as a basis for negotiating with the Ontario Department of Planning and Development. The survey was conducted on a pattern provided by the American Public Health Association.

A somewhat similar survey of housing conditions and needs in the City of BRANTFORD is being done by the School of Social Work of the University of Toronto under the guidance of Dr. Albert Rose. This research project will be financed with a grant from Central Mortgage and Housing Corporation. A survey of a different nature is also being undertaken here by the Brantford and Suburban Planning Board. It is designed to provide the city with land use maps with a view to formulating a zoning by-law. Co-operation with township authorities has helped to regulate the ever-recurring sore spot—fringe building.

MOOR LAKE—Ontario Hydro opened its 480,000 horsepower development on the Ottawa River, 38 miles upstream from Pembroke, on June 28th. Des Joachims ranks second to Queenston among the 58 generating stations now in operation on the Ontario Hydro system. By 1952 the Commission will have at its disposal a power pool of 4,600,000 horsepower which is almost double the pre-war supply.

THESSALON—Another new Hydro Dam is located at Thessalon on the Mississagi River. It will contribute materially to the power pool in the integrated power districts of Abitibi, Sudbury, Nipissing and Temiskaming. Construction of the "Tunnel Project" began in September 1947. The project cost \$17,000,000 and is expected to provide stimulation for mining, agriculture and other activities in the area.

OTTAWA—The *Financial Post* prophesies that capital investment will again be one of the strongest props for the Canadian economy in 1950. Of the estimated 1950 investment of 3.6 billions, one-fifth is for housing, one-fifth for direct government and institutional construction, one-fifth for utilities and the remaining

40 per cent will consist of capital spending by primary industry, manufacturing and trade services. In the meantime the Bureau of Statistics reported 90,995 dwellings (houses or apartments) were constructed in 1949 as compared with 81,243 in the previous year. With a slight upswing in building activity already appearing in the first quarter of 1950, it appears that once again the construction labour force will approximate its 1949 peak of 360,000. A more gloomy note was sounded recently with the news that activity may be curtailed somewhat by higher construction costs and a threatened lumber shortage. Lack of suitable land may be a further factor entering the situation. Yet more loans to home-builders are being made under NHA terms. Total for May was \$31.1 millions, an increase of 167 per cent from a year ago; for the first five months of the year, the total is up \$58 millions from the comparable 1949 period.

The Royal Commission on transportation is expected to report some time this summer on the way to employ transport to the best advantage of Canadians. While these deliberations continued, agreement was reached between federal authorities and eight provinces to co-operate in constructing the Trans-Canada highway, which, when completed will provide a 5,000 mile hard surface route across the Dominion.

The Canadian Prime Minister, speaking before the St. Lawrence University convocation in Canton, N.Y., has called for action on the long debated St. Lawrence waterway scheme. "From end to end of Canada," he said, "there is an overwhelming feeling that a development which will strengthen and enrich this whole St. Lawrence area will benefit all parts of the continent." The Prime Minister went on to point out that the need was becoming urgent, particularly in respect to electrical energy.

Construction of the \$95,000,000 Interprovincial pipeline to carry Alberta oil to eastern markets has begun. Controversy over a route to the Pacific northwest continues; while the American route appears to be more economical in money terms, there is a strong feeling that pipelines if possible should be all Canadian. To facilitate the building of pipelines on Canadian territory, the Government has passed two bills. One, the Territorial Lands Act, permits pipeline companies to acquire rights-of-way through territorial lands in the Yukon and North West Territories. The second consists of amendments to the National Parks Act and authorizes the governor-in-council to sell or lease public lands in national parks required for rights-of-way for gas and oil pipelines and pumping stations.

Canada's northland is getting more attention from government authorities. The North West Territories will benefit from a \$1,000,000 Federal works program which is to include public buildings, schools, wharves and dredging.

Meanwhile 53 parties of the Geological Survey of Canada will carry out an extensive mapping and examination program in Western Canada this summer. The program includes extensive glacier and ground water studies in the North West Territories, Yukon, British Columbia, Alberta, Saskatchewan, and Manitoba, and a geophysical survey of ore-bodies in the northern areas of the west. This is the biggest program yet undertaken by the Geological Survey and will include radioactive mineral investigation over the whole area by a special party, and magnetometer surveys from the air.

Federal aid and National Capital Plan Requirements are factors appearing in the controversy over a new Ottawa city hall locale, which remains undecided.

Typhoid cases in the capital account for approximately half of Ontario's total. The inadequacy of sewage disposal in relation to housing development in the district—particularly the outlying areas—is believed to be a chief cause.

MONTREAL—As finally approved, the 1950 Montreal Bill allows City Council to set up a Transportation Commission with authority to acquire the Montreal Tramways Company either by private agreement or by expropriation, and to operate it as a publicly-owned utility. Permission to build subways was not granted, but J. O. Asselin of the city's executive committee said that city authorities will "move ahead with the engineering and other plans and do . . . everything short of actual construction while waiting authority to build." (See Layout for Living No. 33).

QUEBEC—The housing committee of the Council of Social Agencies argues that while a large housing project near the General Hospital should be pushed ahead, there will still exist a need



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## *Si Monumentum Requiris, Circumspice*

We may not have the largest, the wealthiest, or the most cosmopolitan capital in the world, but I believe that with Ottawa's natural and picturesque setting, given stately proportions and a little careful planning, we can have the most beautiful capital in the world. So I would ask my fellow Members of this House of Commons to view not only with sympathy but with enthusiasm a project which everyone will recognize as beyond any consideration of party, that has for its object solely and wholly the development and beautification of Ottawa as the capital of this great Dominion — something that will give some expression of all that is highest in the idealism of the nation, and something which those from beyond our gates and those who may follow in future years will come to recognize as an expression in some degree of the soul of the Canada of today.

— *The late Right Honourable*  
**WILLIAM LYON MACKENZIE KING,**  
*House of Commons, Victoria Day, 1928.*

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### **Press Digest**

for many more homes. One aid to lower income groups seeking accommodation would be a consulting service which could make a thorough survey of the situation in the city.

**CHICOUTIMI**—The Junior Chamber of Commerce, in co-operation with several other organizations, reported that the city has a pressing need for 700 houses. From this and from reports in other centres, it is apparent that a considerable backlog of demand exists.

**TROIS-RIVIERES**—A new extension of Cap-de-la-Madeleine will have 3,500 houses and a population of 15,000. "Terrasse Riverside," as it is called, will have neighbourhood units each with shopping centre and parking space, while the whole development will be served by a main commercial and recreational unit.

**MISTASSINI**—This town has now formed a co-operative housing society. Co-operative housing is a form of organization which has been adopted widely in the Province of Quebec and developments will be watched with interest in the rest of the nation. (See also—Antigonish, N.S.)

**RIMOUSKI**—A meeting between municipal authorities and five eminent town planners was held in this fire-devastated municipality. While the need to rebuild quickly was agreed upon, the opportunity to consider the problem of the whole city was stressed as important. Several recommendations were made; these included: adoption of a construction by-law comprising zoning plans for the present and future city; the building of parks and public places, and the construction of a boulevard beside the river to decongest St. Germain Street.

**HALIFAX**—City Council has adopted an "official Ten Year Plan" and a general Zoning By-law, both drawn up by Town Planner J. P. Dumaresq. The By-law and Plan were formulated after three and a half years' study and follow recommendations contained in the City Master Plan compiled by the Halifax Planning Commission and adopted by City Council in 1945. The city will be divided into seven zones, each with specific regulations governing the use of land and buildings. The Development Plan is proposed as a "vehicle" by which items of the Master Plan can be translated into action. The *Mail Star* had this to say: "The main thing is that in 1950 a plan has been adopted. It is being reinforced by zoning by-laws and they are all-important. . . . City Councils and other authorities in the future should consider carefully before changes are made. Bits and pieces changes can wreck the plan in half a dozen years." Capital borrowings by the city of Halifax which total \$600,000 will include \$205,000 for projects proposed to be undertaken in the Official Plan.

**SAINT JOHN**—Architects are at work on plans for 50 low-rent apartments, first project to come under a federal-provincial agreement under Section 35 of the National Housing Act. Tentative

plans call for a federal contribution of 75% of the cost of land, buildings and services, the remainder to be shared equally by province and city.

**DARTMOUTH**—The Halifax Harbour bridge may soon become a fact. The last legal obstacle to construction was removed when Dartmouth ratepayers voiced approval of participation in the project. Halifax is pledged for 25% of the total cost of seven million dollars. Dartmouth will pay 10%, Halifax County 5% and the remainder will be shared by federal and provincial governments. A necessary prelude to action is the establishment of the Halifax-Dartmouth Bridge Commission to which no appointments have yet been made.

**PICTOU**—is about to become a housing landlord. The provincial legislature has before it an act incorporating the Pictou Housing Commission. The Bill empowers the Town of Pictou to buy Victory Heights veterans' subdivision from CMHC for \$115,000. There is hope that work on the Canso Strait bridge will begin this year. The long sought project will cost \$13 millions, to be shared by the Federal and Nova Scotia Governments.

**ANTIGONISH**—The Extension Department of St. Francis Xavier University will conduct a Rural and Industrial Conference on the theme: Housing and Health Service. The Conference will take place on August 16th, 17th and 18th. Questions up for discussion include: How serious is our housing problem?; What is co-op housing?; Do we want state medicine?

**CHARLOTTETOWN**—A Bill before the Legislature would enable villages and suburban areas of cities and towns to incorporate for certain specific purposes, such as fire protection, sidewalks, water service and sewage disposal. The Charlottetown Water Commission's refusal to consider proposals for laying water mains in the suburbs, or to supply homes along its lines outside the city, has caused concern over possibilities of an epidemic from improper sanitation.

**ST. JOHN'S**—Premier Joseph Smallwood has announced an agreement between the Federal Government and the Province of Newfoundland for the construction of 140 units of family housing accommodation in the City of St. John's for rental to families with low or moderate incomes.

This agreement means an early commencement of the first specific building project through Federal-Provincial co-operation since amendments to the National Housing Act were made last December.

The Province of Newfoundland will acquire title to the lands required, and engage the planning, engineering and surveying services. Central Mortgage and Housing Corporation will design and arrange for construction of the housing units.

The agreement calls for creation by the Province of a local housing authority to carry out the control, operation and management of the accommodation when completed. Units will be rented to families with incomes of not more than \$3,180 and not less than \$960 per year.



The initial outlay for this project is estimated at \$1,870,600 which will be advanced 75% by the Federal government and 25% by the Province. The rentals are to be kept down to average \$20 per month, with some as low as \$15. This means substantial annual deficits, which will likewise be met three-fourths by Ottawa and one-fourth by the Province.

The site is within one mile of the centre of St. John's, and consists of 16 acres, affording an overall density of nine families per acre. The structures will be of two storeys, containing flatted one-storey dwellings, each with a separate entry from the ground level. Land around the buildings is to be planted and equipped as playgrounds and resting-places.

There is special significance in the fact that St. John's is once more setting the pace; the new housing agreement was signed in the week of the City's 453rd birthday—it is by far the senior city of Canada.

This province has been severely hit by trade difficulties springing from the dollar shortage in Britain and Europe. Newfoundland's three big industries—fisheries, minerals and newsprint—have always found a market in the sterling area. Federal Government expenditures on such things as social security payments, tax rental agreements and transitional grants have served as a primer while the Provincial Government emphasis on development should prove beneficial in the long run. Federal buildings are to be built at Corner Brook and at Bishop's Falls, the latter on a site donated by Anglo-Newfoundland Development Company.

## CPAC LOGBOOK

### BRITISH COLUMBIA DIVISION

The annual meeting on June 9th in Vancouver heard Mr. G. Bruce Dixon speak on the topic "What Fraser Valley Dyking Board has accomplished." The Division continues to give support to the Lower Mainland Regional Planning Board. A request that Garibaldi Park be administered by the Parks Division of the Department of Forests has been forwarded to the Provincial Government.

The new slate of officers for the Division includes:

Chairman G. E. Baynes  
Vice-Chairman Ivor L. Parry  
Sec. Treasurer E. W. Richardson

Mr. J. T. Gawthrop, an active member of CPAC for four years, has been forced to resign as secretary-treasurer due to pressure of other duties.

The New Westminster Branch has forwarded a request to the Provincial Government asking it to consider the 'penitentiary land' for the site of the City Armouries.

The CPAC had a display exhibit at the Biennial Conference on Social Work which took place in Vancouver from June 11th to 17th.

The Vancouver Branch has had joint meetings with other groups to discuss questions of playground policy for pre-school children in support of the Town Planning Commission's representation to the Parks Board.

### MANITOBA DIVISION

The flood has held up activities in Winnipeg and other centres and in fact the Divisional Secretary, Mrs. W. J. Shepherd, has been co-opted for flood rehabilitation work.

Mr. C. E. Joslyn, a CPAC member is head of the Provincial Commission which will administer the flood rehabilitation program.

### ONTARIO DIVISION

Schumacher, Ontario, was the site of a Northern Ontario Citizens' Planning Conference in May. One resolution moved by Karl A. Eyre, M.P., and adopted unanimously, asked for creation of a Northern Ontario Regional Planning Board.

A similar conference for Southern Ontario was held at McMaster University, Hamilton, from June 22nd to 24th. Delegates debated among themselves, saw movies, passed resolutions, heard speeches and took part in workshops on such topics as: Urban growth and its problems, Conservation and Tools of planning.

From these discussions several points seemed to emerge. One was a realization of the limitations of planning accomplishments to date; next came the re-emphasizing of the community of interests between urban and rural areas and a consequent need for regional study and concepts. The necessity of continuity in the planning process was stressed with the implication that this must apply to staff, area, budget and public relations. Finally, it was argued that the planning process is now a legitimate function of provincial and local government in this province. The policy of holding these Regional Planning conferences will be continued by the CPAC Ontario Division.

Officers for the Ontario Division for the next year will include: Chairman P. A. Deacon; Vice-Chairmen, Dr. Edward Pleva and Dr. Albert Rose; and Sec.-Treasurer, Miss Gyneth Stencil. The Executive Committee is representative of the local branches and other areas of the province.

### QUEBEC DIVISION

The Quebec Division will hold a series of meetings throughout the province in an attempt to secure wider appreciation of CPAC activities and as a means of encouraging local organizations. The Chicoutimi CPAC Branch has a new president in M. Pierre Saintonge. The group expects to form a committee to study the problem of an overall plan for the area embracing Chicoutimi, Sainte-Anne, Rivière-du-Moulin, Saint-Jean-Eudes, Canton Chicoutimi and Laterrière.

### NOVA SCOTIA DIVISION

The Division gave full support to the passage of a Ten Year Plan and Zoning By-law by Halifax.

Printed proceedings of the Maritime Regional Conference last November include important housing policy statements and will be distributed to all CPAC members.

The annual Maritime Conference will be held this year in Moncton with indications that provincial co-operation in planning activities will be fully discussed. The Division has succeeded in stirring up interest in a slum clearance program in the city of Halifax.



# Planning Quotes

## In Parliament

Mr. Rodney Adamson (York West) speaking on assistance to Provinces in the field of education, said:

"In the next four or five years, 10,000 houses will be built in suburban Toronto under the auspices of the federal housing authority. That means that there will be in the neighbourhood of 20,000 children of school age who will require 400 school rooms. The cost today of an individual school room in Central Ontario (or in Toronto), runs anywhere from \$35,000 to \$50,000. . . . That will mean for the national housing project alone an expenditure of some \$16 million for schools. The municipalities are in no shape financially to meet this capital cost. . . . You have your federal government assisted houses and you have another group of houses infinitely greater than the federal government assisted houses which in the next five or ten years will probably entail an expenditure approaching \$50 million in the Toronto area alone for new schools. . . .

In my opinion the federal government has a direct responsibility for the result of its action in building these housing schemes. Today you cannot build houses without due recognition of the problems of servicing them. . . .

The Government must see that its investment is secure. One of the conditions I would urge upon the federal government, particularly in dealing with new school sections, is to see that the community in which a school is built is properly planned. . . . It has been found that the population in the centre of our major cities, which supported the old schools, has moved out with the result that those schools serve a diminishing number of pupils.

This can be prevented from now on by proper town planning and zoning. I make the point strongly to the government that all money expended in capital expenditures for schools should have attached to it the condition that such money should go only into those school sections or communities where there are adequate town plans, so that the value of the real estate, the value of the school and the type of community will remain constant and of high value."

—Hansard, May 22, 1950.

## Planning is Prudence

"In hundreds of municipalities throughout Canada, housing schemes, set up without reference to neighbourhood amenities such as parks, school locations, shopping centres, parking areas, and the like are already the curse of community development. . . . It is only common sense to require that the enormous investment in housing should embody intelligent house designs and express reasonable esthetic values. It is simple prudence to demand that neighbourhoods be so planned that they will be attractive places to live, even when there is no housing shortage. This in turn will mean that assessed valuations will remain reasonably stable and the tax revenue will not decline unduly."

—Globe and Mail, June 6, 1950

## Town Planning is Teamwork

—views of a British Estate Manager

The planning or replanning of a town requires a finely balanced blending of art and science. The measure of a good artist is the extent to which his genius appeals to the human senses. The measure of a good scientist is the extent to which by reasoned and cogent argument or practical results he can convince the human mind of his theories. In these days the construction of a town . . . will not be wholly satisfactory unless it appeals to the senses and satisfies the mind. . . .

. . . There are two distinct kinds of planning, each requiring a different approach. . . . The first, although requiring considerable imagination and common sense, is mainly the redeployment of land use on a small scale plan (a metropolitan area, region or county), having regard to deficiencies and trends brought to light as the result of extensive surveys. The plan is a pictorial definition of what should be the proper economic functions of the area in relation to the whole country. Neither art nor estate management need be directly concerned in order to produce a satisfactory result.

. . . Then there is the second kind of planning which ranges from a rural village to a fair-sized town. The planners are in closer touch with human emotions and habits. They are concerned with producing a plan which will be accepted by the individuals as distinct from the collective community. The plan, when completed, must appeal to the senses as well as the minds of the people who will live in the town or village. It must be pleasing as well as functional.

. . . An estate surveyor is something of a land economist and a sociologist. . . . He is better able to evaluate a town plan in financial terms than anyone else. . . . In relation to town planning, we can define estate management as the science of determining, in terms of land values and economic implications, the effects of town planning proposals. . . .

. . . I believe that planning should be the work of a team. . . . The captain of a team is also a player. It does not seem to me to matter whether he plays as an architect, or an engineer, or as estate surveyor, but it is most important that as captain he should understand the place in the field of the other players. . . . I have seen plans which are masterpieces of artistic imagination but financially or sociologically impracticable, and other plans which are an estate surveyor's dream but devoid of grace. Such plans, if produced by a team, are the result of bad captaincy.

. . . Training in estate management enables a more ready interpretation of the effect of the planning decision to be made in terms of individuals as distinct from the whole community. . . . If, in these differences of opinion, estate management were always to get its way, there would be little planning in the sense that development would follow land values. Equally, if the architect planner were always to win, there would be little planning—the frustration and expense caused would bring planning into such disrepute as to make it impossible in a democracy. . . .

. . . A town plan is built up on a statistical foundation based on extensive surveys. I think it is fair to say that in the early stages the engineers' outlook should predominate. The sewage and water possibilities and main road structure . . . cannot have many varying shapes. The architect planners' viewpoint has the greatest emphasis at the next stage, dressing the skeleton in suitable clothes, and fitting it . . . into the landscape. This may necessitate some alteration in the skeleton. At this point there must be a considerable degree of compromise between the engineer and the architect. The estate surveyor should be taking part in discussions on the plan from its inception, but his views become more important the nearer the plans get to details, and to the siting of individual buildings. . . . It is part of his responsibility to know what form the demand for accommodation is taking. . . . The three different outlooks should therefore be given varying degrees of weight as the plan evolves from its statistical genesis.

—from a paper by Henry W. Wells,  
given at the Royal Institute of Chartered  
Surveyors April 13, 1950 (reported in  
*Architects' Journal* May, 1950)



We are adding to the stock of pamphlets available to Members and others on request from the national office. These are re-distributed at cost, so long as the supply lasts. The following are in preparation or on hand at present.

*What next for our American Cities?*

A symposium of leaders of organizations concerned with local government progress. Reprinted from the December, 1949, January and February 1950 issues of *American City Magazine*. Limited supply.

**FREE TO MEMBERS**

*Council for Planning Action*

*Symposium I*

The Council for Planning action, Boston presents a symposium entitled "Debunk: a critical Review of Planning Principles." Very distinguished contributors.

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*Task 7/8*

The 1948 issue contains a wealth of information and opinions on reconstruction problems, and examines planning problems in all aspects.

**\$1.00**

*What is Planning?*

A clear, one-page description of the subject, addressed by the British Ministry of Labour to those thinking of entering the field.

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*How to Subdivide*

A must for those developing real estate, valuable to others. Written by Harold Spence-Sales and generously illustrated.

**TO MEMBERS \$1.00**

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*Problems of Canadian City Growth*

To achieve a satisfactory method of metropolitan planning, we must first study what has been happening out on the ground around our multi-municipal centres, and what is going on in the minds of those in charge of the local governments in these areas. The maps, photos, statistics and a paper by Dr. Albert Rose, presented together in this booklet, are offered as contributions to that necessary understanding.

(to be published in September)

**FREE TO MEMBERS**

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*Rents for Regent Park*

Report by Humphrey Carver and Alison Hopwood for Civic Advisory Council of Toronto, describes rental scales in Britain, U.S. and Australia; gives proportional budget rents for Toronto's first low-rental project. Limited supply.

**FREE TO MEMBERS**

*Ideas from Sweden*

A reprint from *American City* magazine, concerning co-operative housing in Sweden and how their experience can be adapted to America.

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# Publications

## for Distribution by the Association

*Making Good Use of our New Housing Laws*

Another CPAC production, this pamphlet deals with the new opportunities presented to Canadian communities particularly by Section 35 of the N.H.A. These prospects will be fully discussed at the October Conference in Ottawa.

**FREE**

*Housing for America*

A twenty-four page section in a 1948 edition of *The Nation* which contains much that is relevant for present day conditions. Includes statements by Lewis Mumford, Catherine Bauer and Leon Keyserling.

**10c**

*Community Planning is Common Sense*

The part of the voluntary group in meeting the problems of development of the urban community.

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*Community Planning in Canada*

A 58-page album of Canadian community plans, with notes in most cases by their planners.

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*Planning: Suggestions for Canadian Communities*

An illustrated 64-page book by Professor John Bland for the Canadian Chamber of Commerce; sets out the procedures now followed by most Canadian planning authorities.

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*Town and Country Planning: A Reader's Guide*

Bibliographical details and lively comment on basic readings, by F. J. Osborn.

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*Is Town Planning a Pipe Dream?*

Study guide for Citizens' Forum broadcast of Nov. 12, 1948, a short re-statement of fundamentals. Limited supply.

**FREE TO MEMBERS**

*Ajax, Canada's Newest Industrial Community*

Illustrated brochure on new Ontario city being developed by Central Mortgage and Housing Corporation for ultimate population of 30,000.

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*Your Stake in Community Planning*

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A CPAC pamphlet by Jean Cimon for our French readers.

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